THE REAL ESTATE MARKET.

OLD CHURCH OF THE EPIPHANY SOLD ONCE MORE.

The Goodridge Mansion at Fifth Avenue and Twenty-eighth Street Brings \$1,-250,000-Sale of a Valuable Broadway Corner at Sixty-eighth Street.

The volume of brokerage trading is probably not so large at present as it was year ago. On the other hand, it includes a bigger proportion of deals in high grade realty. The bulk of the demand is no longer for tenements and for uptown lots, but for dwellings in the fashionable residence section, for business premises, for apartment houses and for lots in central locations It is evident from current reports that a considerable revival of building may be expected next spring in the more expensive apartment house sections. Among the properties that changed ownership yesterday, for example, was the old Church of the Epiphany site at Madison avenue and Sixty-fourth street. This and the adjoining Chapin school plot were bought by a construction company for improvement

with a modern apartment house. Madison avenue north of Fifty-ninth street already contains a number of such houses, and this form of construction will no doubt be greatly encouraged there by the Lexington avenue subway. Below Fifty-ninth street, it is believed, Madison avenue will for the most part be converted into a shopping thoroughfare.

In the opinion of many operators, important changes in housing conditions may be looked for in the middle and upper east sides in consequence of the better transportation that is now promised. It is believed that the tendency of the shopping trade will be to overflow from Fifth avenue into Madison avenue, and that the private house owners thus driven out will seek new residences in considerable numbers in Park avenue.

in Park avenue.

Indeed, it is regarded as quite probable that Park avenue will eventually be second only to upper Fifth avenue as a fashionable residence street. Park avenue is one of the widest thoroughfares in the city. It has no trolley cars and will soon be rid of the underground steam locomotives. The lots there are of some depth and may he had at prices that will permit new dwellings to be erected without too much outlay on sites now occupied by antiquated

In any event recent brokerage sales indicate that the number of private houses in Madison avenue will be rapidly diminished owing to business enroachment and to apartment house building. Park avenue seems to be the only considerable thoroughfare east of Central Park fitted to take the place of Madison avenue as a

private house street.
The most notable transaction reported resterday, however, was the purchase of the old Goodridge mansion at Fifth avenue and Twenty-eighth street by a construction company for about \$1,250,000. It is understood that a big loft building, a form of construction popular just now, will be rected on the site. A third important rchase by a realty corporation was made Broadway and Sixty-eighth street. These deals apparently leave no room for doubt that the big operating companies, which have been quiet for some time, are nce more finding the market favorable to arge enterprises.

Private Sales.

Private Sales.

JIFTH AVENUE.—The estate of Charlotte M. Goodridge has sold No. 250 Fifth avenue, northwest corner of Twenty-eighth street, together with Nos. 3 and 5 West Twenty-eighth street, and Nos. 2 and 4 West Twenty-ninth street. The corner parcel, on which stands the old Goodridge mansion, has been in the family for over 100 years. It fronts 38 feet on Fifth avenue and 100 feet on Twenty-eighth street. Nos. 3 and 5 West Twenty-eighth street are brick stables, on plot 50x88.9. Nos. 2 and 4 West Twenty-ninth street are four story dwellings, on plot 50x98.9. The property has been held at \$1,250,000, and has been bought by a large realty company at about that figure.

MADISON AVENUE.—David H. Hyman MADISON AVENUE.—David H. Hyman has sold for L. M. & T. Jones the southeast corner of Madison avenue and Sixty-fourth street, a plot 100.5x132.8, for about \$550,000.
The property was formerly the Church of

street, a plot 100.5x132.0, for about \$550.000. The property was formerly the Church of the Epiphany and the Chapin School, and is now bought by a large realty and construction company for improvement.

BROADWAY.—George R. Read & Co. have sold for the Realty Finance Company the plot, \$4.9x103.7xirregular, at the southwest corner of Broadway and Sixty-eighth street. It was held at \$300,000. The Twenty-second Regiment Armory occupies the entire block directly opposite. This is also in the market for sale.

FIFTH AVENUE.—William B. Leeds is reported to have sold the plot, 60x100, at the south corner of Eighty-ninth street and Fifth avenue. Mr. Leeds recently sold the adjoining plot to the south, 33x100.

BIXTY-SEVENTH STREET.—Isabella D. Fowler has sold No. 4 East Sixty-seventh street, a four story and basement dwelling, on plot 27x100.5.

SIXTY-FIFTH STREET.—Mary R. H. Glynbre and Sixty Si

on plot 27x100.5.

SIXTY-FIFTH STREET.—Mary R. H. Glynhas sold No. 47 and 40 East Sixty-fifth street, two four story and basement dwellings, on plot 35x100.5.

SIXTY-FOURTH STREET.—James Breishaue has sold to M. C. Nichols No. 50 East Sixty-fourth street, a four story and basement dwelling, on lot 14.3x73.5. Allene T. Nichols took title last week to No. 61, adiolning, from Howland Pell.

NINETY-SECOND STREET.—Josephin A

MINETY-SECOND STREET.—Joachim & Goldschmidt have sold for Mrs. Harriett E. F. Sheldon No. 44 West Ninety-second street, a four story dwelling, on lot 17.5x 190.8, to Heilner & Wolf.

149TH STREET.—The Renton-Moore Com-pany has sold for a client No. 534 West 149th street, a three story and basement stone front dwelling, on lot 16.8x99.11.

EIGHTY-EIGHTH STREET.—Julian Benedict has sold for the Beattl estate No. 180 West Eighty-eighth street, a five story flat on lot 25x100.8, adjoining the southeast corner of Amsterdam avenue. 30TH STREET.—Shaw & Co. have sold for Mrs. Florence Livingston No. 226 West 130th street, a three story and basement dwelling, 16.8x50x99.11. TIFTY-FIRST STREET.—The Gem Realty Company has resold No. 361 West Fifty-first street, a five story single flat, on lot 18x100.2

SEVENTH STREET.-B. Menschel has bought No. 10 East Seventh street, a new double flat, on lot 26x75.

6ECOND STREET.—B. Menschel has resold No. 77 Second street, a five story tenement, on lot 25x75. M. Kahn & Co. were the brokers.

AlVINGTON STREET.—Rubinger, Klinger & Co. have sold for Morris Klein to M. Karp No. 70 Rivington street, northeast corner of Allen street, a five story building, on lot 25x73. Mr. Karp will make extensive alterations and use it for his business. WEST END AVENUE.—I. Lebowitz has bought from John Palmer the five story apartment house at No. 700 West End avenue, northeast corner of Ninety-fourth street, on plot 42.2x100.

Street, on plot 42.2x100.

LEXINGTON AVENUE.—Henry Marks and Casper Levy have sold No. 2021 Lexington avenue, a five story flat, on plot 100.11x35.

LEXINGTON AVENUE.—Henry Marks and Casper Levy have sold No. 2021 Lexington avenue, a five story flat, on plot 100.11x35.

LEXINGTON AVENUE.—David Lion has sold the two five story tenements at Nos. 418 and 420 East 123d street, on plot 50x100.11.

LEXINGTON AVENUE.—George A. Bowman has sold for Pauline Levy the five story double tenement at No. 405 West Fifty-sixth street, on lot 25x100.5, to Mrs 5. L. Beckert.

Charles & Co., grocers, are the buyers Nos. 148 and 150 East Forty-third street, old recently by the Westcott Express Com-Nos. 148 and 150 East Forty-third street, sold recently by the Westcott Express Company.

The Rickert-Finlay Realty Company report she following sales in Douglas Maner. To James Gilliland five lots on Forest road for \$2,000, to Mary Emma Connelly four lots on Oak lane for \$1,600, to John P. Nagle five lots on Warwick avenue for \$1,750, to C. A. Quencer two lots on Manor road for \$300 and to Emil M. Sutting two lots on Forest road for \$800; also the following sales in Broadway-Flushing: To Henry Beekman four lots on Sixteenth street for \$2,800, to Alfred D. Venus three lots on Nineteenth street for \$2,000, to Alfred D. Venus three lots on Nineteenth street for \$2,000, to Alfred D. Venus three lots on Nineteenth street for \$2,000.

The D. W. Richman Building and Operating Company, of which Daniel W. Richman Broadway to contain president, is the lessee of Nos. 581 and 583 lifth avenue. A twelve story loft and office building will be erected on the site.

The Assembly Catering and Supply Company has sold to Morris Beer the "Assembly," five story brick and stone building at No. 35 Julion street, Brooklyn, running through.

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Company's circular on Tax Registration which explains how, for a small fee, you can save yourself trouble and anxiety by registering your property at the Company's Tax Registration Bureau, and can have all bills for Water Rates, Taxes and Assessments obtained at the earliest possible date and paid in time to avoid all penalties.

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Have chiseled gray stone fronts, hardwood trim; tiled baths; are decorated; parqueted hardwood floors in four rooms and main hall; sitting room, dining room, maids' room and storeroom on base-ment floor; four rooms and bath on parlor floor and a partment of 6 rooms and bath on second

FACTORY SITE FOR SALE, 100x700, at 39th st. ferry, Brooklyn; shipping facili-ties for all railroads on property; export shipping right at hand; this property will double in value in one year. G. W. ALLISON, broker, 10t World

A. A. A. BARGAIN.

Three story brick and frame house on Bushwick av., near Hancock st., 9 rooms and bath; all improvements: handsomely decorated; hot water heat; will sell to quick purchaser for \$6,800. Terms, owner, H. SCHNACKENBERG, 558 Broome st., ATTENTION! Builders, speculators—Fine plot, 110 feet front, Lewis av., near Halsey st., with three frame dwellings: must be sold at once; asking \$25,000; want offer; brokers protected. FRANK S. WHALEN. 21 Park Row. Manhattan.

New Apartment House on Easy Terms. Fight families: house, 6 and 7 light rooms. Call or rite J. H. HIRSCH, 350 Fulton st., Brooklyn. BAINBRIDGE ST., between Stuyvesant and Lewis avs., 20x100; three story and basement box stoop, swell front, newly decorated; parquet floors; \$12,000. R. R. PLUM, 445 Lewis av., Brooklyn. BUSHWICK section: 18 room House, two baths; all improvements; veranda; shade trees, private stable; lot 50x100. Inquire 19 Bleecker st., Brooklyn.

ELEGANT new two family, two story basemen stone house, 47th st., near 5th av., Brooklyn. SUL LIVAN, builder. THREE STORY and basement brown stone house on Macon st.; \$12,500. A. J. YONG, 655 Flatbush av.

REAL ESTATE-NEW JERSEY. FOR SALE.

ATTRACTIVE high grade residential section—ORADELL; 45 minutes Manhattan, via Erie; complete sewerage system and all other improvements; overlooking Palisades and Hackensack Valley, 8800 for 50x150; more valuable, accessible and one-third Long Island prices. JOHN N. FALKIN-BURG, 1133 Broadway.

street. The building contains a café and restaurant, a billiard hall, lodge and meeting rooms. The price was about \$200,000.

Meynen, Booth & Eno have sold a tract of twenty acres of meadow land south of Rockaway turnpike to a New York investor. The price was about \$500 an acre.

Plans have been filed with Building Superintendent Murphy for a nine story and basement apartment house to be erected for Lorenz Weiher at the southwest corner of West End avenue and Eighty-fourth street. It will have a frontage of 108.4 feet on the avenue and 90 feet on the street, with façades of ornamental brick trimmed with limestone, and will have accommodations for twenty-two families. It is to cost \$400,000, according to the estimate of the architect, George F. Pelham.

Plans have been filed for making over the two four story and basement residences at Nos. 8 and 10 West Forty-fifth street into a commercial building with ground floor stores. The buildings will be enlarged, a fifth story added and a new façade built with a central entrance and ornamental mezzanine bays. The improvements are to be made for Dr. A. B. Norton as owner and will cost \$30,000, according to the estimate of the architect, Erwin Rossbach.

Plans have been filed for adding a fourth story to the three story residence of Frederick Crowninshield at No. 314 West End avenue. It will have a large peaked skylight and is to be fitted as a studio. The architect is Charles A. Roh.

The Manhattan plans for new buildings include a six story loft and store building for Joseph H. Cohen at Nos. 35 and 37 East Broadway to cost \$30,000, and a two story dwelling on Wright street, north of Morris Park avenue, to cost \$5,000, and a two story dwelling on Castle Hill avenue, north of Starling avenue, to cost \$5,000.

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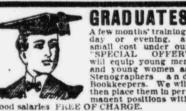
Why John A. Waite and Miss Elizabeth K. Seclandt Married Secretly.

the employ of the Porto Rico and New York Steamship Company, was married on October 2 to Miss Elizabeth R. Seelandt of 71 Carroll street by the Rev. Dr. Frederick H. Shannon of Grace M. E. Church, Brooklyn, but the marriage notice was not pubshed until yesterday.

It was owing to the objection of Mr.

Waite's mother to the marriage that it was kept secret, but when they finally decided to take her into their confidence she became reconcited to the situation. The bride is still at the home of her mother, but her husband will now find new quarters for

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PAWNBROKERS' SALES.

Julius Shongood. Auctioneer, by Jos. Shongood's Sons, Auct'rs, 94 Bowery.

Jan. 24—Jeweiry, watches, diamonds and all goods pledged to Jan. 15, 1906, Nos. 4296 to 8832. E. Alter & Son., 309 3d av., also Nos. 41400 to 51000. C. Bruckheimer, 1993 3d av.

Jan. 24—Men's and women's clothing, &c., pledged to Jan. 17, 1906. H. S. Isaacs, 2439 8th av.

Jan. 25—Diamonds, watches, jeweiry, &c., pledged to Jan. 15, 1996. D. Silberstein's Sons, 10 6th av.; Silberstein Bros., 2457 8th av.

Jan. 25—Clothing, &c. J. J. Aaron & Son., 191

Grand st.; Schwartz's Loan Office, 229 Grand st.

Jan. 28—Dlamonds, watches, jeweiry to Jan. 21, 1906. J. J. Aaron & Son. 191 Grand st.

Jan. 29—Jeweiry, watches, diamonds, and all goods to Jan. 10, 1906, up to No. 72500, and held overs.

Jan. 29—Clothing, &c., pledged to Jan. 19, 1906, also No. 85327. Silberstein Bros., 2457 8th av.; D. Silberstein's Sons, 10 6th av.

ian. 25—Fine consignment jeweiry.

lan. 28—Order C. Lang & Co., 662-664, formerly
6th av.; all diamonds, watches, jeweiry, goods
rry description piedged prior Dec. 5, 1906, to
61737, all older dates. No. 61787, all older dates.

Jan. 29—Order M. Manning & Jons, 1670 3d av.; all diamonds, wateres, jewelry, goods every description pledged prior Jan. 20, 1906, to No. 26284; and 584 8th av., to No. 88815, all older dates.

Jan. 30—Consolidated Loan Co., H. Levy & Co., Prop., 103 Park row: all diamonds, watches, jewelry, goods every description pledged prior Jan. 15, 1906, to No. 47868, all older dates.

CENTRAL AUCTION CO., M. SHEEMAN, Auct., 152-154 Canal st., will sell at 10 A. M.; Jan. 24—By H. Freel, 29 New Chambers st.; clothing pledged to Jan. 15, 1906.

Jan. 25—By J. J. Ryan, 149 Smith st., Brooklyn; jeweiry, &c., to Jan. 15, 1906.

Jan. 28—By H. McAleenan, 1330 Broadway; dlamonds, jeweiry, silverware, &c., pledged from Nos, to 3500, Nov. 27, 1905, inclusive, and all goods held over.

Jan. 29—By R. Simpson & Co., 195 Bowery; dlamonds, jeweiry, &c., pledged to Dec. 1, 1905, Nos. 16600 to 22001, and all goods held over.

ELI SOBEL, 98 Bowery, sells 10 A. M. all goods pledged prior Jan. 15, 1906;
Jan. 24-By Sol Cohen. 235 9th av., jewelry, watches, diamonds, tools, &c., pledged prior Jan. 17, 1906, and M. Cohen, 354 1st av.
Jan. 29 Clothing. Chas. Singer, 826 10th av.
Jan. 30-Clothing. H. Celler & Son, Brooklyn, and H. Nattal, 642 8th av.

Hamburg-American Jamaica Bulletin

The special sailings to Jamaica scheduled for the twin-screw 5. S. KRONPRINZESSIN CECILIE have been withdrawn owing to the present conditions at KINGSTON HARBOR to shipping.

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have been arranged for this superb new steamer of 9,000 tons to PORTO RICO, stay about 12 hours. NASSAU, stay about 6 hours. BERMUDA, stay about 24 hours. CUBA, stay about 22 hours.

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Cost, including stop-over privileges at Bermuda, \$110 upward, including stateroom accommodations and meals.

Passengers continuing homeward voyage by one of the (Kronprinzessins) other sailings.

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"PRINZ" class and other steamers of our Atlas Service touch at either Montego Bay or Port Antonio, Jamaica, instead of Kingston.

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PLYMOUTH—CHERBOURG—BREMEN.
R. Wm. II., Feb. 12, 6 AM K. Wm. II., Mar. 12, 5:30 AM
Kronprinz., Feb. 26, 6 AM Kronprinz., Mar. 26, 1 PM
Kalser...., Mar. 5, 10 AM | Kalser...... Apr. 2, 10 AM NORTH GERMAN LLOYD TRAVELLERS OELRICHS & CO., 5 Broadway, N. Y.

AMERICAN LINE From Pier | Salling at 15 N. R. | 9:30 A. M. |
PLYMOUTH-CHERBOURG-SOUTHAMPTON. Philadelphia Jan 26; St. Louis Feb. 23

ATLANTIC TRANSPORT LINE NEW YORK—LONDON DIRECT, Pier 39, N. R.
MINNEAPOLIS. Jan, 26, 3 P. M.; Mar. 9, Apr. 13
MINNEHAHA..... Feb. 2, 8 A.M.; Mar. 23, Apr. 20
MESABA..... Feb. 16, 9 A. M.; Mar. 50, Apr. 27
MINNETONKA... Feb. 23, 2 P. M.; Apr. 6, May 4

CUNARD LINE From Piers 51-52, North River. TO LIVER POOL AND QUEENSTOWN.

Campania. Jan. 26, 2 PM Carmania. Feb. 16, 8 AM Umbria... Feb. 2, 8 AM Campania. Feb. 23, noon Lucania... Feb. 9, 1 PM Etruria....Mar. 2, 7 AM Gibraltar—Naples—Adriatic

Vernon H. Brown, Gen'l Agent.

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POLLAND-AMERICA LINE
NEW YORK-ROTTERDAM, via BOULOGNE
Sailings Wednesdays as per sailing list
Potsdam, Feb. 6, 10 A.M., Noordam, Mar. 6, 10 A.M.
Statendam, Feb. 20, 10A.M., Potsdam, Mar. 13, 5 A.M.
Ryndam, Feb. 27, 5A.M.

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z*1.30, *5.00, T*10.00, T*12.00, *2.00, T*4.00, T*6.00, *7.00.

LAKEWOOD AND LAKEHURST—z4.00, 9.40 A. M., x1.00, 1.30, k3.40, d4.15, 5.00 P. M., z6.15. Sundays, 8.30, 9.40 A. M., x1.00, x3.40 P. M., ATLANTIC CITY—*9.40 A. M., x1.00, x3.40 P. M., LONG BRANCH, ASBURY PARK, OCEAN GROVE (Sundays, No. Asbury Park)—z4.00, 8.30, 11.30 A. M., ex12.40, 1.20, g4.45, 5.30, 6.30, j12.01. Sundays, except Ocean Grove, z4.00, 9.00 A. M., 4.00, 8.30 P. M., Time tables giving trains to FASTON, BETH-LEHEM, ALLENTOWN, MAUCH CHUNK, WILKESBARRE, SCRANTON, READING, HARRISBURG, POTTSVILLE, WILLIAMSPORT and all other points can be obtained at following offices: Liberty St. (West 23d St. Tel., 3144 Chelsea), 6 Astor House, 245, 434, 1900, 1354 Broadway, 182 5th Av., 281 5th Av., 25 Union Square West, 2798 3d Av., 165 West 123th St., 245 Columbus Av., New York: Court St., 343, 344 Fulton St., 479 Nostrand Av., Brooklyn; 330 Broadway, Williamsburg, New York: Transfer Co. calis for and checks baggage to deatination.

*Daily, *Daily, except Sunday, pSundays. tination. †Dally. except Sunday. pSundays. †Dally. †Dally. except Sundays. mDining car, except Sundays. xSaturdays only. zFrom Liberty St. only. †Dining car Sundays. 2Floing car dally. From Twenty-third Street—e12.20 P. M., g4.30 P. M., U. G. BESLER. W. C. HOPE. Vice-Pres. & Gen. Mgr. Gen. Pass'r Agent.

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NEW YORK, NEW HAVEN& HARTFORD R.R.

Trains depart from Grand Central Station, 42d St. and 4th Ave., as follows for BOSTON, via New London and Prov.—128:00 12||10:00, *x||10:02 A. M. | 72||1:00, *x||1:01, *||x3:00, | 15||5:00, | 15||5:02, *12:00 P. M. Via Willimantic—188:01 A. M. | 12:00 P. M. Via Springfield—19:14 A. M. | 71||2:00 P. M. Via Springfield—19:14 C. M. | 71||2:00 P. M. Via Springfield—19:14 A. M. | 71||2:00, *||4:00, *11:00 P. M. | 71||2:00 P. M. Via Springfield—19:14 A. M. | 71||2:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4:00, *||4 A. M., 1||2:00. P. M.
Worcester & Fluchburg, via Putnam-13:58 P. M.
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